

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

301/15 Vickery Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$845,000

&

\$925,000

### Median sale price

Median price \$690,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2020

to 30/09/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	2/3 King St HAMPTON EAST 3188	\$950,000	17/07/2020
2	102/6 Claire St MCKINNON 3204	\$915,000	15/10/2020
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/12/2020 17:59

301/15 Vickery Street, Bentleigh Vic 3204

**Jellis  
Craig**

Chris Janssens

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**Indicative Selling Price**

\$845,000 - \$925,000

**Median Unit Price**

September quarter 2020: \$690,000



 3  2  1+  
store

**Rooms:** 4

**Property Type:** Strata Unit/Flat

**Land Size:** 100 (internally) approx  
sqm approx

Agent Comments

## Comparable Properties

2/3 King St HAMPTON EAST 3188 (VG)

Agent Comments

 3  -  -

**Price:** \$950,000

**Method:** Sale

**Date:** 17/07/2020

**Property Type:** Flat/Unit/Apartment (Res)



102/6 Claire St MCKINNON 3204 (REI)

Agent Comments

 3  2  2

**Price:** \$915,000

**Method:** Private Sale

**Date:** 15/10/2020

**Property Type:** Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.